

Cross, Tim

From: Hixson, Richard
Sent: Tuesday, February 25, 2003 5:59 PM
To: Cross, Tim
Cc: Overkamp-Smith, Betsy; Staples, Steve
Subject: Application No. ZM-73-03, (re Grafton Drive Lots)

Mr. Cross,

Dr. Staples and I briefed the School Board on the subject request to rezone 7 lots on Grafton Drive from LB (limited business) to GB (general business) prior to the regular meeting of the School Board on Monday, February 24, 2003.

It was the consensus of the School Board that staff inform York County planners, for subsequent notice to the Planning Commission, that the School Board does not support this request for rezoning the lots abutting the Grafton School Complex.

The School Board acknowledges the proffered 25 foot buffer along the property line between the lots and the campus. Nevertheless, changing zoning for these lots to GB introduces the real possibility that future developments on this realty could produce results that are not harmonious with the desired setting on land abutting a school campus. Further, increased traffic on Grafton Drive resulting from expanded commercial activity in a GB zone will generate additional undesired challenges for school bus drivers entering and leaving the Grafton School Complex.

Please let me know if you require any additional information from the School Division staff regarding this matter.

R. M. Hixson

Cross, Tim

From: Noel, James, Jr.
Sent: Thursday, February 27, 2003 3:20 PM
To: Cross, Tim
Subject: Application No. ZM-73-03, (Grafton Dr. Rezoning)

Tim,

Thank you for the opportunity to comment on Application No. ZM-73-03. As you are aware the Office of Economic Development has been working with Mr. Stephens for some time on this initiative.

The limited number of commercial uses permitted in Limited Business (LB) combined with the lack of sewer service in this area have virtually rendered this area undevelopable. The types of uses permitted in LB are typically not large enough to absorb the cost of extending sanitary sewer to this area. The lots are for the most part very small and the required drainfield for a septic system tends to impede development. While two or more lots could be assembled to allow enough room for a drainfield, the types of uses permitted in LB are not inclined to incur this type of development cost.

In order to attract commercial users to this area that could afford to extend the sewer system a rezoning to GB is necessary. This is born out by the unsuccessful efforts of the applicants to attract any type of commercial development. Additionally it will be necessary for the property owners to attract commercial development that generates significant tax revenue in order to interest the Industrial Development Authority in any type of a Public/Private Partnership to extend the sewer.

This application is consistent with the comprehensive plan and supported by all seven property owners. The applicants have proffered out many uses that might be objectionable to the school and a 25 green space buffer next to the school. The most intense commercial uses like fast food will not locate in this area due to limited visibility and access. Therefore I cannot envision any uses permitted in GB, that are not proffered out, locating here that would cause any problems for the schools. This is stated from both a land use compatibility and traffic generation perspective.

I strongly support this application as a means of stimulating quality commercial development for the County.